









welcome to

St. Pauls Close, Dinnington Sheffield

FIRST TIME BUYERS! THREE bedroom SEMI DETACHED property with OFF ROAD PARKING and DETACHED GARAGE. Close to LOCAL AMENITIES and MOTORWAY CONNECTIONS. **PRICE- £185,000**













Entrance Hall

Carpet flooring, central heating radiator and front facing double glazed entrance door.

Cloakroom

Tiled flooring, low flush WC, vanity wash hand basin and central heating radiator.

Lounge

14' 9" x 10' 6" (4.50m x 3.20m)

Carpet flooring, central heating radiator and front facing double glazed window.

Kitchen

10' 6" x 13' 8" (3.20m x 4.17m)

Modern fitted gloss kitchen with a range of wall and base units incorporating sink and drainer, electric oven, electric hob, dishwasher, space for fridge freezer and plumbing for washing machine. Cupboard housing combi boiler, central heating radiator, rear facing double glazed window and rear facing double glazed patio door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, storage cupboard and access to the loft.

Bedroom One

9' 6" x 13' 8" (2.90m x 4.17m)

Carpet flooring, central heating radiator and two front facing double glazed windows.

Bedroom Two

10' 7" x 7' 8" (3.23m x 2.34m)

Carpet flooring, rear facing double glazed window and central heating radiator.

Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Tiled flooring, full wall tiling, heated towel rail and side facing double glazed window.

Outside Space

To the front of the property is a lawned garden and a driveway providing off road parking. To the rear is a patio seating area, artificial lawned garden and pebbled borders.

Garage

Detached garage with power, lighting and manual up & over door.





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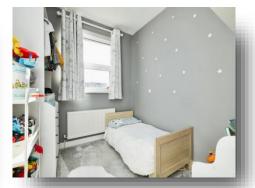
St. Pauls Close, Dinnington Sheffield

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO SCHOOLS & AMENITIES
- **PRICE £185,000**

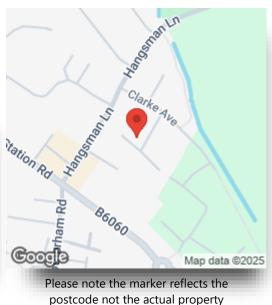
Tenure: Freehold EPC Rating: C

£185,000









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Property Ref: DGT107346 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD, South Yorkshire, S25 2PS



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.